

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD

2021 AUG -2 PM 2: 57

Date: July 26, 2021

DIANE GONZALES
ATASCOSA COUNTY CLERK
[Signature]
DEPUTY

Deed of Trust ("Deed of Trust"):

Date: September 2, 2019
Grantor: Michael A. Vega and Ashley A. Vega
Trustee: Joseph R. Ecke
Beneficiary: Roger Good and Cathryn Good
Recorded As: Doc. No. 198716, Official Public Records, Atascosa County, Texas

Substitute Trustee: Nathan C. Cace/Ron Layer/CJ Andrews

Promissory Note ("Note"):

Date: September 2, 2019
Borrower: Michael A. Vega and Ashley A. Vega
Lender: Roger Good and Cathryn Good
Original Principal Amount: \$137,775.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT 77 OF THE HIGHLANDS SUBDIVISION, UNIT 3, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREOF, INCLUDING MANUFACTURED HOME, IN ATASCOSA COUNTY, TEXAS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN NP PAGE 123-B, PLAT RECORDS, ATASCOSA COUNTY, TEXAS.

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, September 7, 2021

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: At the place designated by the Atascosa County Commissioner for the conduct of non-judicial foreclosure sales.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, Fax (210) 579-2023, email: Nathan@CaceLaw.Com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATE July 26, 2021.



Nathan C. Cace, Substitute Trustee
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